

Land Development Permit

A Land Development Permit (LDP) is required for any site development requiring approval under the City's Land Development Code; to create a subdivision as described under Title 30-A, M.R.S.A., Section 4401; and to create a mobilehome park. An LDP must be approved by the Bangor Planning Board and is issued by the Code Enforcement Officer.

To obtain an LDP it is necessary to begin at the City's Code Enforcement Office, where a determination is made as to whether the proposed use is allowed in the subject zoning district (Articles 13, 14, and 15) and/or whether the proposed project requires a Land Development Permit (Article 16, Section 165-111). (Appeals arising from disputed decisions of the Code Enforcement Officer may be made to the Zoning Board of Appeals.)

Once the Code Enforcement Office has made its determination, copies of the proposed project plans and a completed application must be submitted to the Code Enforcement Office (See Article 16, Section 165-110 Processing Requirements). The Code Enforcement Office conducts a preliminary review of the application and plans for completeness and notifies the applicant of deficiencies. The application and plans are forwarded to the Planning Office and the Engineering Office for further review. The Planning Office reviews the application and project plans for compliance with the appropriate provisions of the Ordinance including Article 16, Section 165-114; the requirements of the District in which it lies (Articles 13, 14 or 15); and the Development Standards in Articles 17, 18, and 19. The Engineering Office reviews the plans for the appropriate technical details. The applicant and/or agent is then notified of any deficiencies as well as any recommended modifications by the Planning and Engineering Offices.

The Planning Office will then place the application and plans on the agenda of the next regularly scheduled Planning Board meeting and must notify abutting property owners. If final approval of a Land Development Permit is before the Board (and the application and plans are complete), the Board shall, within twenty-one days after the date of such review, either approve, approve with conditions, or disapprove the request. Upon approval by the Planning Board, notification will be sent to the Code Enforcement Office, which will then issue a Land Development Permit (and a Building Permit if building plans are in order).

Land Development Permit approval secured under the provisions of the Ordinance by vote of the Planning Board shall expire if the use, work, construction, or change involved is not started within one (1) year of the date on which the Land Development Permit approval is granted, or if said work or activity is not completed or said use not activated within two (2) years of the date on which said approval is granted.

There are thresholds for projects over a certain size that will also require review under the Maine Site Location of Development Act (as described in 38 M.R.S.A. Section 481). The Maine Department of Environmental Protection has granted authority to the City of Bangor the municipal review of development for projects within ranges described in (38 M.R.S.A. Section 489-A).